

The Marcus Law Firm

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Bridgeport, CT 06610

FAX COVER SHEET

To: Attorney Robert Zamlowski
Fax: 860-541-4701

From: Edward L. Marcus, Esq. Date: 12/12/16

Re: CHRO# 1750094 Pages: 8, including cover
Barbara Capri vs. Alfred Surprenant

CC: Pamela Heller, Esq. 860-247-4236

Urgent For Review Please Comment Please Reply Please Recycle

MESSAGE: Please see the attached. Should you have any questions or need anything further, please call the office at 203-481-3330.

IF YOU DO NOT RECEIVE ALL THE PAGES INDICATED ABOVE, PLEASE CALL (203) 481-3330.

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December 12, 2016

**VIA FACSIMILE TO 860-541-4701
& U.S. MAIL**

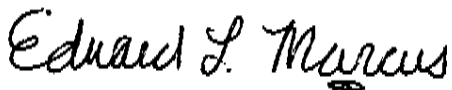
Robert J. Zamlowski, Esq.
CHRO
450 Columbus Boulevard
Suite 3
Hartford, CT 06103

**RE: CHRO# 1750094
Barbara Capri vs. Alfred Surprenant**

Attorney Zamlowski:

Enclosed please find Alfred Surprenant's Answer and Schedule A. The originals have been mailed to you as of this day. I will have Barbara Blauvelt's response by December 16th.

Very truly yours,



Edward L. Marcus
ELM/aal

Cc: Pamela Heller, Esq. 860-247-4236 and U.S. Mail

**CONNECTICUT COMMISSION ON HUMAN RIGHTS
AND OPPORTUNITIES**

Barbara Capri

Complainant

v.

Alfred Surprenant

Respondent

:
:
:
:
:
:
:
:
:
:
:
:

Case No. 1750094

Date Filed: 12/12/16

ANSWER

- 1. Insufficient knowledge to admit or deny.
- 2. Insufficient knowledge to admit or deny.
- 3. Admit
- 4. Deny
- 5. Insufficient knowledge to admit or deny.
- 6. Insufficient knowledge to admit or deny.
- 7. Insufficient knowledge to admit or deny.
- 8. Admit being the broker for 57 South Street #3, Danbury, CT.
- 9. Admit.
- 10. Admit.
- 11. Deny
- 12. Deny
- 13. Deny

14. Insufficient knowledge to admit or deny.
15. Insufficient knowledge to admit or deny.
16. Insufficient knowledge to admit or deny.
17. Insufficient knowledge to admit or deny.
18. Insufficient knowledge to admit or deny.
19. Insufficient knowledge to admit or deny.
20. Admit.
21. Admit that Complainant has made a request with CHRO.


Alfred Surprenant being duly sworn, on oath, states that he is the Respondent herein; that he has read the foregoing Answer and knows the content thereof; and that the same is true of his own knowledge.

Dated at North Branford, Connecticut this 12 day of December, 2016.



Alfred Surprenant

Subscribed and sworn by me this 12 day of December, 2016.



Notary Public/Commissioner of the Superior Court

My Commission Expires: 6/30/17

Submitted by and through counsel:

Edward L. Marcus
The Marcus Law Firm
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**CONNECTICUT COMMISSION ON HUMAN RIGHTS
AND OPPORTUNITIES**

Barbara Capri	:	Case No. 1750094
	:	
Complainant	:	Date Filed: 12/12/16
	:	
v.	:	
	:	
Alfred Surprenant	:	
	:	
Respondent	:	

SCHEDULE A

1. Alfred Surprenant
2. 11 Beach Drive, Danbury, CT 06811, (203) 948-6763, alctrealestate@cs.com
3. No Listings;
Properties:
 - a. 10 Crown Street, Danbury, CT 06810; Residential, Single Family House
 - b. 27 Jackson Drive, Danbury, CT 06810; Residential, Single Family House
 - c. 5 Elizabeth Drive, Danbury, CT 06810; Residential, Single Family House
 - d. 24 Harwood Drive, Danbury, CT 06810, Residential, Single Family House
4. See attached "List of Tenants"
5. Barbara Capri's Realtor said she was being turned down by everyone and needed a chance. As I began to see Barbara Capri's information, I could see the problem she was having in this market of more people seeking housing than available units. Her qualifications, even with a partial Section 8 payment, were low compared to the others that were looking with much better credit, etc. My job, as I see it, is to find the most qualified tenant.

6. No conversations, that I can recall, except stated in #5 above. I do not remember this very well having been six months ago and the information that was shared with me generally confirmed she wasn't the better candidate. I would need to see the information that was submitted to respond more fully.
7. No records
8. No written policy. There are several qualifiers for a good tenant, strong in some areas may help boost lesser qualifications.

Credit Report/Score is most important because it shows how they handle their finances, amount of monthly debt load, late payments, court actions, etc.

Employment includes time on the job, earning level, job security, seasonality.

Pets- Not allowed by this owner, possibly a bird, fish. Service animal's exception, listing said to "ask" for approval

Rental History and references, previous landlord's experiences, evictions.

List of Tenants

57 South Street, Danbury, CT 06811

Condo Unit #	tenant	start date	rental amount
1	Dan Raymond, Janine LaBada	4/15	\$1,825
2	Dory Soars and daughter Julie	3/11	\$1825
3	Mark Mahar and Erica	8/16	\$1850
4	Gary Pelso, samantha and male friend	6/16	\$1,850
5	Gabriel Nieves wife and 2 children	5/15	\$1,825
6	Robin Almodovar , elderly parents	7/10	\$1,825
7	Stephen Witte	3/15	2 yr lease at \$1,800
8	Hunter McGuinness , Matthew Ruskin and a friend	5/13	\$1,825
9	Water Aguilar , wife, 2 children	12/14	\$1,900 (bigger end unit)

Unit 4 Male friend has state aid


Alfred Surprenant being duly sworn, on oath, states that he is the Respondent herein; that he has read the foregoing Answer and knows the content thereof; and that the same is true of his own knowledge.

Dated at North Branford Connecticut this 12 day of December, 2016.



Alfred Surprenant

Subscribed and sworn by me this 12 day of December, 2016.



Notary Public/~~Commissioner of the Superior Court~~

My Commission Expires: 6/30/17

Submitted by and through counsel:

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